

APPROVED 7/16/09
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

Meeting of the Zoning Board of Appeals held on Thursday, March 19, 2009 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Theresa Ranciato-Viele, Vice Chairman
Joseph A. Cappucci, Acting Secretary
Robert E. Martin, Alternate, sitting for Caren M. Genovese
Mary Jane Mulligan, Alternate, sitting for Robert F. Hannon
Cheryl A. Juniewicz, Alternate, sitting for Donald F. Clark

MEMBERS ABSENT:

Robert F. Hannon, Chairman
Donald F. Clark, Secretary
Caren M. Genovese

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Arthur Hausman, Zoning Enforcement Officer

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandi Lion, Clerk

AGENDA:

Mrs. Ranciato-Viele, Acting Chairman, called the meeting to order at 7:30 PM. She introduced the members of the Board, the Town staff, the stenographer and clerk. Mrs. Ranciato-Viele explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

Mr. Cappucci read the call for the agenda item.

1. #A2W-09-01 Application of Mendy Midzenski, Applicant, Marion Carney, Owner relative to 25 Van Rose Drive, (Map 33, Lot 145), seeking a waiver of the A-2 survey application requirement.

Ms. Mendy Midzenski, applicant, presented the application to waive the A-2 survey application requirement. The applicant built a 5' x 5' addition attached to an existing enclosed porch located on the rear of the existing house. Building permits were not obtained for this addition. Photos of the property were submitted to the Commission. Mr. Martin Medzenski, brother of the applicant, stated that he didn't realize that a building permit was needed because the 5' x 5' addition is attached to an existing porch.

Additional photos were submitted by Mr. Medzenski. Mr. Fredricksen, Land Use Administrator, and Mr. Hausman, Zoning Enforcement Officer, explained to the Commission that the applicant's neighbor at 45 Van Rose Drive feels this addition could be encroaching on their property. Mr. Hausman stated that it is hard to determine how close this addition actually is to the neighbor's property line without an A-2 survey.

DELIBERATION SESSION:

1. #A2W-09-01 Application of Mendy Midzenski, Applicant, Marion Carney, Owner relative to 25 Van Rose Drive.

Mr. Cappucci moved to approve the waiver of the A-2 survey application requirement; Mr. Martin seconded the motion. The Board voted as follows:

Ranciato-Viele – nay Cappucci – nay Martin – nay Mulligan - nay Juniewicz - nay

The application was therefore denied.

In denying the application, the Board stated the following.

1. An A-2 survey is necessary due to the uncertainty of where the property line is located.

CEASE AND DESIST ORDERS:

Mr. Arthur Hausman, Zoning Enforcement Officer, discussed recent zoning violations.

201 Maple Avenue, Robert Farley

-Outdoor storage of unsightly material and junk unregistered vehicles involved in restoration. Mr. Hausman granted one (1) month extension for the clean-up and sent a follow-up letter.

CORRESPONDENCE: Conn. Federation of Planning & Zoning Agencies, Winter 2009

MINUTES:

January 15, 2009

Mr. Cappucci moved to approve the minutes of January 15, 2009; Ms. Juniewicz seconded the motion; the Board members voted as follows:

Ranciato-Viele – aye Cappucci – aye Juniewicz- aye

OTHER: None

ADJOURN:

There being no further business, Mr. Cappucci moved to adjourn; Mr. Martin seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:00 PM.